



## Land Sales Specialists

*Setting the trend for how Real Estate is sold in the Midwest.*

[www.BarnesRealty.com](http://www.BarnesRealty.com)

18156 Hwy 59  
Mound City, MO 64470  
(660) 442-3177

1711 Oregon  
Hiawatha, KS 66434  
(785) 742-4580

1708 Prairie View Rd, Suite B  
Platte City, MO 64079  
(816) 219-3010

### ***Riverfront Lots (1-Acre), Richardson County, NE***

*Excellent Missouri River frontage! Enjoy Outdoor Recreation at its best! A successful offer gets you Fee Simple title to your choice of any 1-acre lot of River frontage. With 20% down, you can have immediate possession of the lot. Construction of roadway to the lot begins once surveyor marks the western property boundary. Survey costs split between buyer and seller*

#### **LOCATION:**

Just a bit less than 1 mile north of the town of Rulo and on the East side of the Road.

#### **PRICE PER 1-ACRE LOT:**

\$27,500

#### **IMPROVEMENT:**

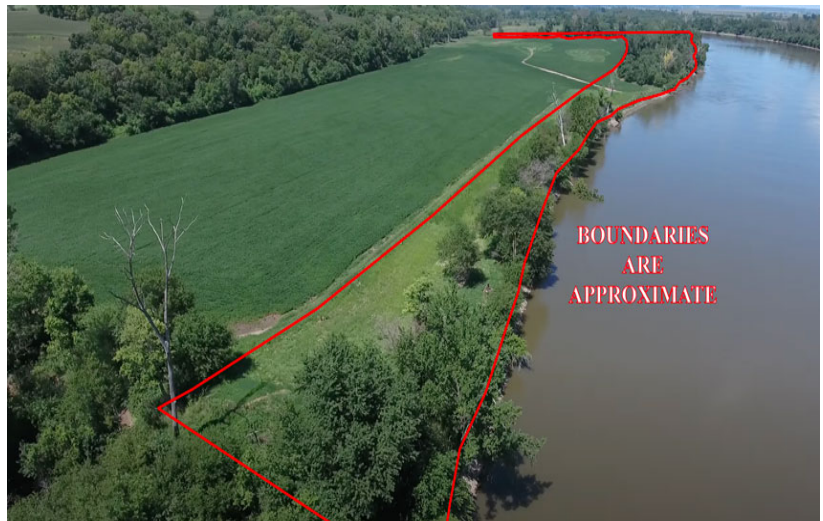
Road construction to lot will start once the surveyor marks the west boundary line.

#### **UTILITIES:**

No electricity or water planned.

#### **FLOOD PLAIN:**

Any Living space built hereon is subject to certain FEMA rules and regulations- Short Version, you have to build any permanent living space above base flood elevation.



#### **LISTING AGENT:**

Jamie Barnes

660-851-1125 or [jamie@barnesrealty.com](mailto:jamie@barnesrealty.com)

#### **BROKER PARTICIPATION:**

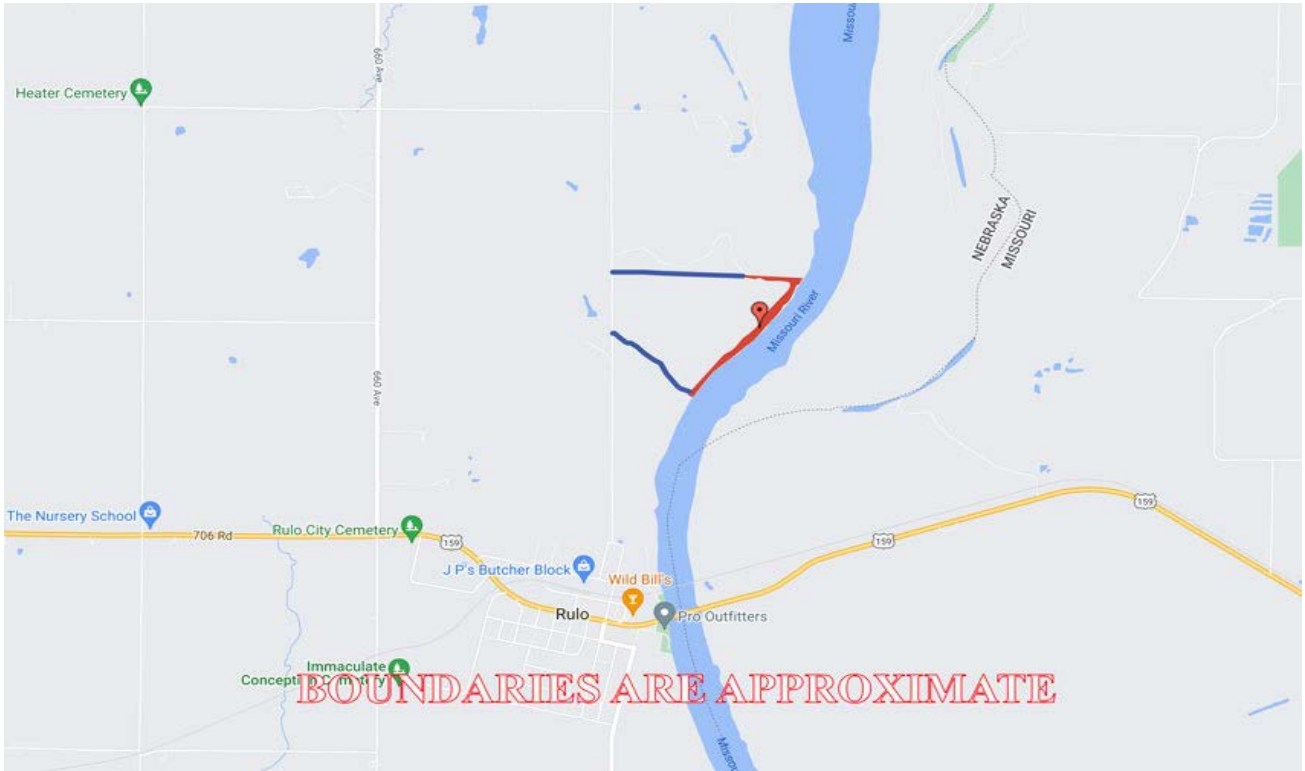
Barnes Realty Company, as listing broker, will gladly, and fully cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the current owners.

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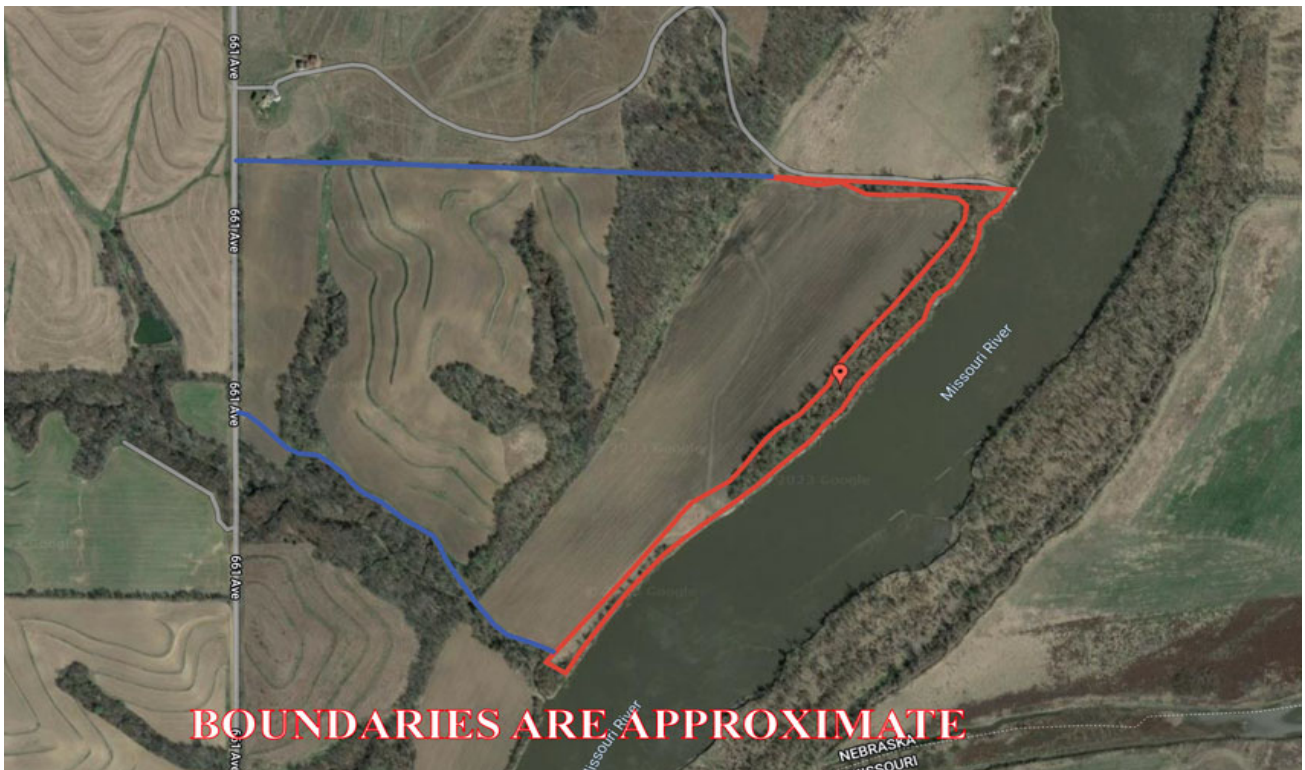
This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources:

County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers. All inquiries, inspections, appointments, and offers must be sent through: **RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**

# *Riverfront Lots, Richardson County, NE Driving Map*



## *Google Aerial*



***Riverfront Lots, Richardson County, NE  
Aerial Photos***



*Riverfront Lots, Richardson County, NE  
Aerial Photos*



***Riverfront Lots, Richardson County, NE  
Aerial Photos***

